



79 MARLOW BOTTOM ROAD, MARLOW BOTTOM
ASKING PRICE: £1,150,000 FREEHOLD

am ANDREW
MILSOM

**79 MARLOW BOTTOM ROAD
MARLOW BOTTOM
BUCKS SL7 3NA**

ASKING PRICE: £1,150,000 FREEHOLD

An extremely spacious and considerably improved five bedroom chalet style detached family home situated in this popular village setting within catchment of Burford Primary School.

PRIVATE REAR GARDEN & GOOD SIZED PATIO AREA: THREE FIRST FLOOR BEDROOMS: FAMILY BATHROOM: ENTRANCE HALL: LIVING ROOM: GROUND FLOOR STUDY/BEDROOM WITH ENSUITE SHOWER ROOM: PLAYROOM: ANNEXE WITH LIVING/BEDROOM AREA, KITCHENETTE & ENSUITE SHOWER ROOM: UTILITY ROOM: KITCHEN/DINER: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: DOUBLE CAR PORT: AMPLE DRIVEWAY PARKING.

TO BE SOLD: situated in this popular setting, a spacious detached family home providing adaptable and well planned living accommodation that has been considerably improved over recent times worthy of an internal inspection. The property is situated in the popular Burford School catchment area and within walking distance of Marlow Bottom's amenities. Marlow High Street is within two miles with excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Front door leading to **ENTRANCE HALL** laminated wood flooring, radiator, front aspect double glazed window, cloaks cupboard, stairs to First Floor Landing.



LIVING ROOM rear aspect room with double glazed sliding doors to patio, wooden flooring and vertical radiator.



GROUND FLOOR STUDY/BEDROOM side aspect room with double glazed frosted window, laminated wood flooring, walk in wardrobe.

ENSUITE SHOWER ROOM walk in tiled shower, suspended wash hand basin, low level w.c., heated towel rail, double glazed frosted window.



PLAYROOM front aspect room with double glazed window, laminated wood flooring, radiator and door to

ANNEXE consisting of



Living/Bedroom Area with dual aspect double glazed windows, laminated wood flooring, radiator.

Kitchenette matching floor and wall units, fitted sink.

Ensuite Shower Room tile and glazed shower cubicle, wash hand basin, low level w.c., heated towel rail, laminated wood flooring, door to garden.

UTILITY ROOM fitted sink with cupboard under, space and plumbing for washing machine and tumble dryer, central heating boiler.



KITCHEN/DINER refitted with a range of Shaker style floor and wall units, central island unit with cupboard under, one and a half bowl sink unit, five burner gas hob with extractor fan over, integrated dishwasher, fridge and freezer, tall cupboard housing oven and microwave, wooden flooring, two sets of bi-folding doors leading to the garden and patio.

FIRST FLOOR

LANDING side aspect double glazed window, access to loft space, walk in storage cupboard.



BEDROOM ONE side aspect room with double glazed window, eaves storage, radiator.

BEDROOM TWO front aspect room with double glazed window, radiator.

BEDROOM THREE rear aspect room with double glazed window, radiator.



FAMILY BATHROOM refitted white suite comprising free standing bath with mixer taps and shower attachment, vanity wash hand basins, low level w.c., separate tile and glazed shower cubicle, tiled floor, double glazed frosted window, heated towel rail.

OUTSIDE

TO THE FRONT of the property is a good sized driveway providing off road parking and a double width **CAR PORT** with EV charger, gated side access leads to

THE REAR GARDEN where there is a large paved entertaining area and deck leading onto the remainder of the garden which is laid to lawn which backs onto woodland.

M48390425

EPC BAND: TBC

COUNCIL TAX BAND: TBC



VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3NA** number 79 can be found on the left hand side identified by an Andrew Milsom 'For Sale' board.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
Ground Floor = 137.9 sq m / 1,484 sq ft
First Floor = 71.6 sq m / 771 sq ft
Total = 209.5 sq m / 2,255 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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